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49 SANDYBROOK CLOSE

Bury, BL8 3LB

Offers In The Region Of £230,000

# 49 SANDYBROOK CLOSE

## Property at a glance

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- TOTTINGTON VILLAGE
- NO ONWARD CHAIN
- CUL-DE-SAC
- FREEHOLD

Three bedroom extended semi-detached property located in the ever popular village of Tottington. The location is within walking distance of the village centre with its local shops, schools, restaurants, bars and health centre yet with local countryside being on your doorstep. The property is in need of some cosmetic improvement offering you the chance to put your stamp on your home. In brief the property comprises of; Entrance hall, lounge through/diner and extended sitting room and kitchen. To the first floor are three bedrooms (two being double) and shower room. The property benefits from garden to the front and paved driveway leading to the side to a detached garage and low maintenance paved rear garden.

Tenure - Freehold

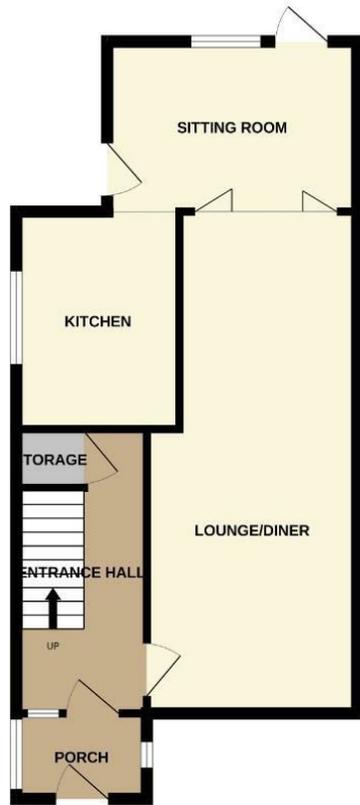
EPC-tbc

Council Tax Band - B





GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 2025.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B3) B			
(69-80) C				(D1-D4) C			
(55-68) D				(D5-D7) D			
(39-54) E				(E1-E3) E			
(21-38) F				(F1-F2) F			
(1-20) G				(G) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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